

May 16, 2022

Lee Ann Pender
 Director
 Department of Purchasing & Material Management
 12000 Government Center Parkway, Suite 427
 Fairfax, Virginia 22035-0013

Re: Addendum to Statement of Intent regarding the development of two properties owned by Fairfax County, VA and the Fairfax County Redevelopment and Housing Authority.

Dear Director Pender:

The Foulger-Pratt team has reviewed the County of Fairfax, Virginia and Fairfax County Redevelopment and Housing Authority Notice of Receipt of an unsolicited proposal, which was previously submitted by The Foulger-Pratt team, for a public-private partnership to develop affordable housing and library on the site known as Bowman Towne Court. We are pleased to submit an addendum to our original proposal which modifies and/or describes how our original submission and addendum meets the selection criteria described in the Notice of Receipt and Addendum No 1 issued on March 25, 2022.

We remain excited about the opportunity and look forward to partnering with Fairfax County to bring our collective vision to reality.

Per § 56-575.4(G) of the PPEA we request that portions of the below Paragraph 3 of this Addendum to Foulger-Pratt’s Unsolicited Proposal for the Bowman Towne Court Redevelopment be exempted from FOIA and not shared publicly. The information contains trade secrets and financial information of Foulger-Pratt that is not generally available to the public.

1. Affordability

We have amended the Project Characteristics section of the proposal found on page 66-69 as follows.

- **Total Units**
 - Our redevelopment will consist of 350 units which meets the requirements of Addendum No. 1.
- **Provide Proposed AMI**
 - Building A&B will be comprised of **192** units which will have condo structure to facilitate the 4%/9% twin structure.

- **9% condo unit mix is as follows**

Number	Beds	Baths	Model	Type	Sq Ft	60%	50%	30%
9	1	1	RAD	Flat	725		9	
48	2	2	A	Flat	1,100	34	5	9
9	2	2	RAD	Flat	1,100		9	
11	3	2	A	Flat	1,400	11		
10	3	2	RAD	Flat	1,400		10	

- **4% condo unit mix is as follows**

Number	Beds	Baths	Model	Type	Sq Ft	60%	50%	30%
60	1	1	A	Flat	725	60		
36	2	2	A	Flat	1,100	36		
7	3	2	A	Flat	1,400	7		
2	4	2.5	RAD	Flat	1,650		2	

- Building C&D will be comprised of **158** units which will have condo structure to facilitate the 4%/9% twin structure.

- **9% condo unit mix as follows:**

Number	Beds	Baths	Model	Type	Sq Ft	60%	50%	30%
12	1	1	A	Flat	725	6	5	1
36	2	2	A	Flat	1,100	18	14	4
12	3	2	A	Flat	1,400	6	5	1

- **4% condo unit mix is as follows**

Number	Beds	Baths	Model	Type	Sq Ft	60%	50%	30%
84	1	1	A	Flat	725	84		
14	2	2	A	Flat	1,100	14		

- **State presumed project-based (PBVs) for the project**

- Our current underwriting does not contemplate any PBVs. We assume that the RAD subsidy contract will remain in place for Building A&B (but will be divided between the 9% and 4% components of that Building) and will provide rental subsidy to qualify for points in the Virginia Housing (“VH”) LIHTC competition. To the extent that PBVs are available, The Foulger-Pratt team will apply for PBVs for the redevelopment. At a minimum, we would expect to apply for six PBVs for the 9% component of Building C&D in order to claim the rental subsidy points in the VH competition.

- **Relocation of residents must comply with the Uniform Relocation Act (URA)**

- Comprehensive Relocation and Housing Services (CRHS) will provide a comprehensive relocation strategy for the redevelopment that adheres to URA. Please refer to page 25 of proposal for additional details on CRHS’s approach.

- **Provide 1:1 unit replacement of existing RAD units per HUD requirements with considerations for unit size, amenities, and the right to return to appropriately sized units for current residents that are over housed, underhoused, or over income. Actual provided units are subject to approval by HUD**

- The AMI presented above clearly shows the replacement of the 30 RAD units and includes 30 three-bedroom units at or below 60% of AMI. In addition, we have modified our program to include two four-bedroom units to accommodate the current residents.

2. Design Development

- **Program**

- We have updated our building program to meet the requirements of the community integration section of Addendum 1. Our updated program includes two five story buildings which are ~455,00 GSF and 286,00 GSF. Please refer to our Project Characteristics set forth in **Exhibit A** included in this addendum which further details our updated program.

- See attached **Exhibit A** for additional information relating to Sustainable Design/Development and Solar Photovoltaic Infrastructure.
- See attached **Exhibit A** for updated renderings relating to the Project Design.

3. Financing

- Our proposed financing plan was described thoroughly in our original submission. In short, we would propose to finance the development in two phases: Building 1 including 192 units and Building 2 containing 258 units. Each Building would be financed as a hybrid 9%+4% LIHTC project in order to spread the subordinate financing request over multiple years.
- We are including an updated and consolidated financial model for this approach, which is attached as **Exhibit B**.
- We have updated our financial models to reflect certain changes in assumptions:
 - I. First, we have updated the estimated loan interest rates to reflect the current market.
 - II. Second, we have updated the estimated construction costs to reflect current market conditions.
 - III. Third, we have updated the unit mix (noted above) and rents for the RAD units to reflect the levels set out in **Exhibit B**.
 - IV. Fourth, we have updated the rents for the LIHTC-only units to reflect the 2022 income limits.
 - V. Fifth, in order to maximize our VH LIHTC competitiveness, we have modified the operating expenses to include the cost of providing free in-unit Wi-Fi for each resident.
 - VI. Finally, we have added the cost of providing resident services as an operating expense.

As set out in the original submission, even with 9% and 4% tax credits, there is a substantial financing gap. We have updated our financial models to assume that the project will be successful in competing for funds from the National and Virginia Housing Trust Fund. Our financing team, including Joseph Browne Development Associates, are adept at putting together applications that secure these funds consistently.

If selected, we would work with the County to determine the best financing approach and implement it swiftly.

4. Commitment to use FCRHA Bond Financing

Foulger-Pratt's development team commits to using FCRHA Bond Financing.

5. Offeror Qualifications

- Please refer to the Qualifications & Experience Section of our original proposal on pages 8-65.
- We have identified Hope Multiplied as our resident services provider. See attached **Exhibit C** which provides Hope Multiplied profile and proposed program budget.

6. Public Benefit

- Please refer to "Project Benefit & Compatibility" Section of our original proposal on pages 119-121.
- See attached **Exhibit A** for additional information relating to Environmental Vision for Public Benefit
- See attached **Exhibit C** for additional information relating to supportive services being provided by Hope Multiplied.

7. Community Outreach

- Please refer to Section C of the Project Benefit and Compatibility section for our Community Outreach approach.
- See attached **Exhibit A** for additional information relating to Community Outreach.

The contact information for applicant should be updated to the following individual: Bobvala Tengen, Development Manager [Email:btengen@foulgerpratt.com](mailto:btengen@foulgerpratt.com) Phone: 240- 499-9618

Sincerely,



Brigg Bunker
Chief Operating Officer, Managing Partner

Exhibit A



May 11, 2022

WDG specifically addresses the requirements relating to sustainable design (including EV infrastructure) and our process for green building features/standards. Use content where identified in the Proposal.

Section 2c and 2d – Design/Development

c. Incorporate sustainable design principles consistent with Fairfax County Sustainability Initiatives, including use of low-impact site development features, inclusion of electric charging stations, and EarthCraft Gold designation for residential buildings as described in the Environment Element of the Policy Plan and the Environmental Stewardship section of the Reston Plan (pages 41-49).

Sustainable Design / Development

WDG Architecture’s sustainable strategy compares the project scope and goals with an overarching firm Sustainability Committee process. We plan to utilize the Fairfax County Green Building Priority Plan with a minimum LEED Silver scorecard approach, but our sustainable processes are much more diligent.

Our sustainable process responds to scope and market conditions to help improve the bottom line for Fougler Pratt with sustainable attributes for higher quality and rents maintained with lower operating costs. We compare those strategies with development and market goals. LEED-certified buildings achieve higher rents, but often with higher construction costs. Our sustainable process is our differentiator especially if rental costs include lower operating costs. LEED-certified assets tend to hold higher average market sales price per square foot over non-LEED projects. Certified assets tend to outperform during recession-recovery periods and tend to have lower vacancy rates during COVID-19. The pandemic has placed greater emphasis on healthier living environments, so wellness is becoming a determination of rental unit consideration.

This project enters WDG’s Sustainability QA/QC track with Assurances Reviews prior to every formal submittal with periodic design QC “check-ins”. Early pre-concept plans have utilized design charrettes acting upon orientation and energy considerations. Initial energy modeling informs the green design strategy. WDG will record and analyze this project with Thought Leadership and Community Engagement. The design team has access to knowledge of best practices, recycling, Fitwel, energy benefits, gas house reduction and building enclosure commissioning resources. Having these sustainable conversations at the beginning of project builds momentum. The design and specifications will be edited for Building Envelope Commissioning (BECx) with exterior door and wall performance, thermal breaks and ASHRAE performance measures. WDG’s can also evaluate U-values with internal guidance from our Building Technology Committee. LEED certification would be our best path, but evaluations can apply other project strategies from EarthCraft Gold, GreenGlobes and the National Green Building Standard (NGBS).

Protecting environmentally sensitive areas with innovative practices, tree canopy enhancement, green technology and low impact development techniques are characteristics of green design, sustainability and follow policy plan elements within the Environmental Stewardship section of the Reston Plan. WDG’s commitment is to reduce carbon emissions and to be a good steward of our environment. WDG is an early adopter of the AIA’s 2030 Commitment, and the firm is consistently ranked by ENR as one of

the Top 5 Green Multifamily Design Firms in the US. WDG stays engaged in our local community by volunteering with groups such as Rock Creek Conservancy and Potomac Conservancy to remove invasive plants and trash from the region's rivers and waterways.

d. Incorporate solar photovoltaic infrastructure in proposed design to allow for future rooftop or canopy-mounted solar installations.

Solar Photovoltaic Infrastructure

Solar energy is a renewable energy source that reduces electrical costs and reduces the County carbon footprint. We intend to follow the policies, processes, financing, incentives to incorporate the infrastructure for photovoltaics on this project as our commitment to promote and encourage energy efficiency, conservation efforts and renewable energy initiatives.

As proof, WDG is currently completing the Fairfax County Springfield CBD Commuter Parking Garage. This \$58M multi-modal Transit Center project includes rooftop canopy solar panels aligned the County's solar initiative to reduce energy consumption and will support key community services and events such as Farmer's Markets, Food trucks, local arts & crafts, and twilight movies as well as providing parking for 1,100 cars (with e-car power stations), pedestrian bridge and a 7-bay bus station.

Section 6 – Public Benefit – Environmental Vision

Environmental Vision for Public Benefit

WDG and its design team partners research environmental considerations early in the planning and programming phase. This team will follow policy plan elements within the Environmental Stewardship section of the Reston Plan. WDG's commitment is to engage in reducing carbon emissions for mutual public benefit and to be a good steward of our environment.

As proof, WDG once again points out the Fairfax County Springfield CBD Commuter Parking Garage as an example of forecasting environmental vision. This County project also will receive federal funding. Appropriately the project team assessed the environmental impacts and prepared a Categorical Exclusion (CE) document in compliance with the National Environmental Policy Act (NEPA) and in cooperation with the Virginia Department of Transportation (VDOT). This process involves coordination with local and state agencies, database searches, and onsite inspections designed to address the potential environmental concerns. It also required coordination with a number of federal agencies and demonstrated how the project will comply with federal as well as state environmental statutes for public benefit.

Section 7 – Community Outreach

This team believes community involvement is successful to our practices and our professions. To build communities, our teams must be engaged. Committees and Associations contribute to the framework necessary for community engagement. This is where dynamic participation, outreach and collaboration occur. Green initiatives, mentoring, advisory and Pro Bono solutions take effect. We encourage our staff to attend and stay involved in professional and community development organizations. Members of our organizations hold leadership positions in both local and national professional organizations such as Urban Land Institute/ Placemaking Council, NAIOP, the Commercial Real Estate Development

Association, Fairfax County planning and real estate groups including the Tysons Partnership, and local AIA chapters.

WDG Architecture delivers designs that create better neighborhood assets by focusing on better quality of life, health and value for its clients and its residents. Outreach meant being invited into the community and listening without judgement. Sursum Corda is a small neighborhood in Ward 6 of the District of Columbia. Named for a low-income housing complex constructed in 1968, the neighborhood was plagued by poverty and violence, and infamous for its open-air drug market.

After several attempts at re-development by the City, the right solution was an outcome derived from successful Community Engagement. This two-phase, 6.7-acre community totals 1,300,000 SF with 1,131 residential units, retail outlets, community center 979-spaces parking garage. WDG, the Sursum Corda Cooperative (a private, non-profit cooperative), and the prime development team continue to conduct meetings, discussions and presentations, and have gained community support for this ANC-E6 project. One notable success is the development welcomed back many of the original Sursum Corda residents.

An important lesson our team continues to learn, is how to listen better, and specifically, how to accept criticism productively, and to show empathy. For example, the original plan included a community park along L Street. However, residents and the Office of Planning were concerned that the linear park would become a desolate gap between the buildings and L Street, re-creating a community safety concern. As a result, WDG repositioned the residential buildings with direct sidewalk access to activate and re-energize the streetscape with another park location. WDG further activated the neighborhood by re-opening the street system, extending streets into the community with pathways to parks, and views to interior courtyards. The design meets standards for sustainable Enterprise Green Communities.



Sursum Corda community with WDG



Exhibit A-4





1800 BOWMAN TOWNE COURT, RESTON, VIRGINIA
MAY 13, 2022

MULTIFAMILY RESIDENTIAL BUILDING A & B

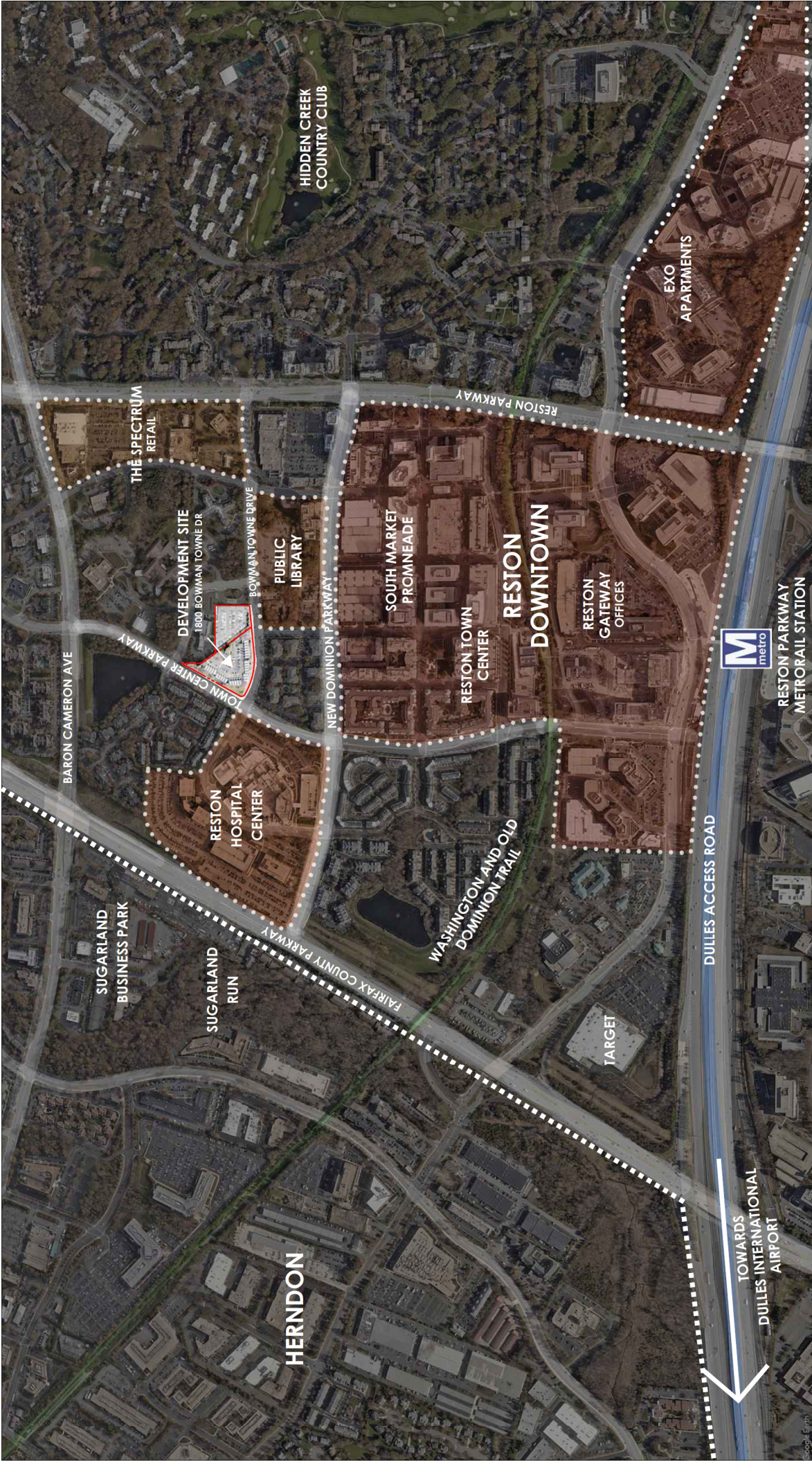
LEVEL	TOTAL AREA FAR	TOTAL GSF	LIBRARY (GSF)	PARKING (GSF)	PARKING SPACES	SERVICE	RESIDENTIAL (GSF)	RESIDENTIAL (NSF)	AMENITY						TOTAL UNITS	HT
									1BR	2BR	3BR	1BR	2BR	3BR		
B1 /P3		101,755		98,305	265	3,450										10
GROUND FLOOR/PI	60,895	100,465	40,000	39,570	78	8,175	12,720	12,400								15.66
2ND/ P2	2,445	42,935		40,290	127	2,645										10
3RD	69,551	69,551					69,551	59,351	7	20	12	3				10.66
4TH	69,551	69,551					69,551	59,501	7	20	12	2	1			10.66
5TH	69,551	69,551					69,551	59,501	7	20	12	2	1			10.66
GRAND TOTAL	272,193	453,808	40,000	178,165	490	14,270	221,373	178,353	21	40	36	7	2			58
ANALYSIS				364	1.30		1,153	80.6%	4.7%	29.7%	10.9%	31.3%	18.8%	3.6%	1.0%	100%
TOTAL CONSTRUCTION AREA: 453,808 GSF																

PARKING COUNT
FOR LIBRARY 6 PER 1000 = 240
FOR RESIDENTIAL 1.3 PER UNIT = 250
TOTAL PARKING REQUIRED = 490

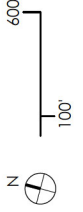
MULTIFAMILY RESIDENTIAL BUILDING C & D

LEVEL	TOTAL AREA FAR	TOTAL GSF	PARKING (GSF)	PARKING SPACES	SERVICE	RESIDENTIAL (GSF)	RESIDENTIAL (NSF)	AMENITY						TOTAL UNITS	HT	
								1BR	2BR	3BR	1BR	2BR	3BR			4BR
B1 /P3		60,105		51,865	164	8,240										10
GROUND FLOOR/PI	12,765	45,815		33,050	85	4,435	8,330	8,725								15.66
2ND/ P2	15,876	49,906		34,030	90	3,710	12,166	9,304	6	3						10
3RD	43,360	43,360					43,360	36,572	4	10	3	28	4			10.66
4TH	43,360	43,360					43,360	36,572	4	10	3	28	5			10.66
5TH	43,360	43,360					43,360	36,572	4	10	3	28	5			10.66
GRAND TOTAL	158,721	285,906		118,945	339	16,385	150,576	119,020	12	36	14	84	14			58
ANALYSIS				351	1.32		953	79.0%	7.6%	22.8%	7.6%	53.2%	8.9%			100%
TOTAL CONSTRUCTION AREA: 285,906 GSF																
UNIT MIX IN C 20% 60% 20%																
TOTAL IN C 40																

PARKING COUNT
FOR POLICE STATION 130
FOR RESIDENTIAL 1.3 PER UNIT = 205
TOTAL PARKING REQUIRED = 335



A-1.0



PRECINCT MAP - AERIAL

1800 BOWMAN TOWNE COURT , RESTON , VIRGINIA



Exhibit A-3

TOWARDS
DULLES INTERNATIONAL
AIRPORT

BARON CAMERON AVE

SUGARLAND
BUSINESS PARK

SUGARLAND
RUN

RESTON
HOSPITAL
CENTER

THE SPECTRUM
RETAIL

DEVELOPMENT SITE
1800 BOWMAN TOWNE DR

PUBLIC
LIBRARY

HIDDEN CREEK
COUNTRY CLUB

NEW DOMINION PARKWAY

SOUTH MARKET
PROMENADE

WASHINGTON AND OLD
DOMINION TRAIL

RESTON TOWN
CENTER

RESTON
DOWNTOWN

RESTON
GATEWAY
OFFICES

TARGET

EXO
APARTMENTS



RESTON PARKWAY
METRORAIL STATION

DULLES ACCESS ROAD

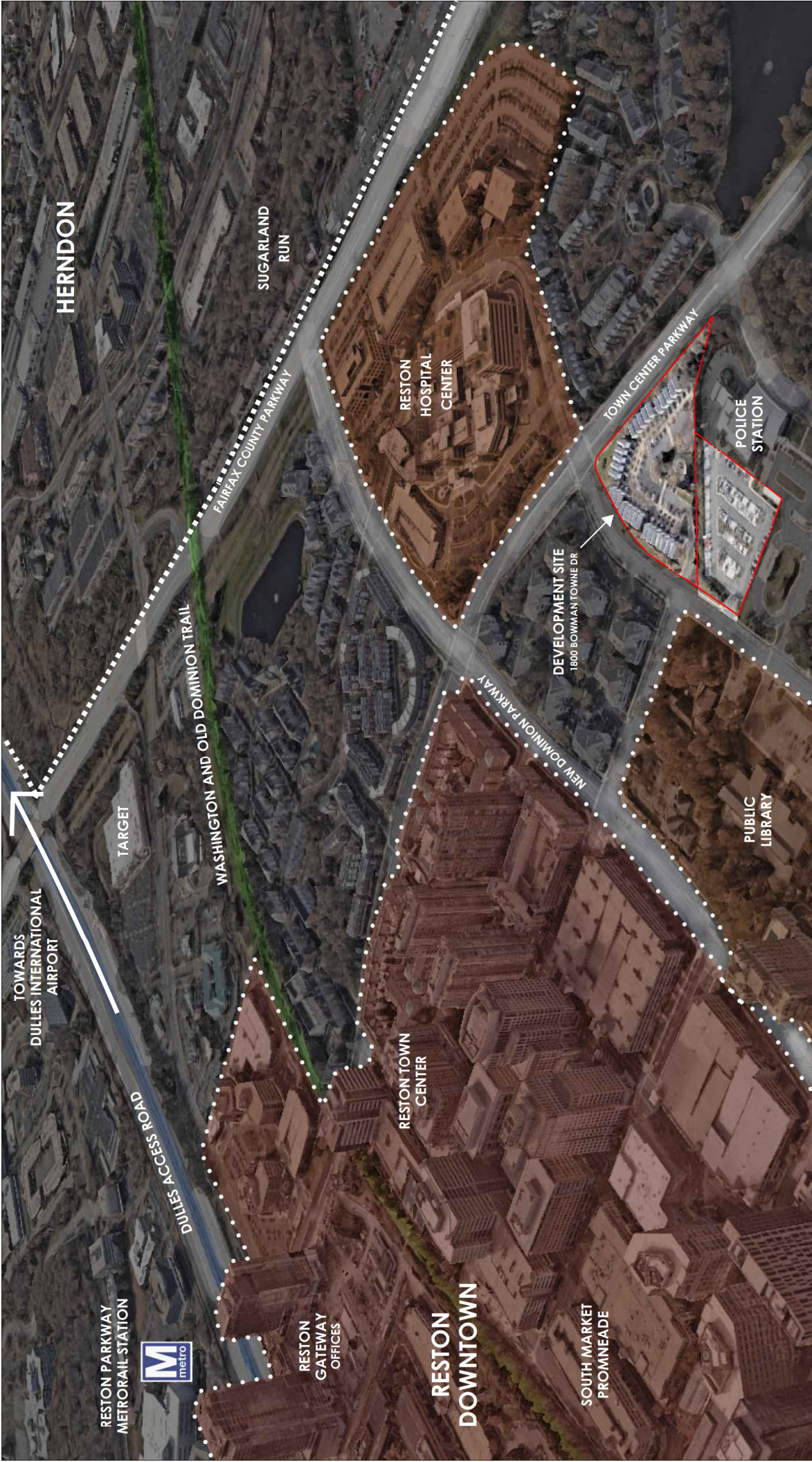
RESTON PARKWAY

FAIRFAX COUNTY PARKWAY

BOWMAN TOWNE DRIVE






JOHN CENTER PARKWAY

HERNDON

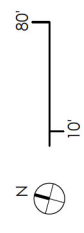




LEGEND

-  VEHICULAR ROUTE
-  PEDESTRIAN CIRCULATION
-  PEDESTRIAN CROSSWALK
-  EXISTING VEGETATION
-  EXISTING CURB CUT

A-3.0

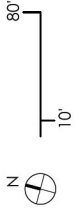


SITE ANALYSIS - EXISTING CONDITIONS

1800 BOWMAN TOWNE COURT, RESTON, VIRGINIA



Exhibit A-10



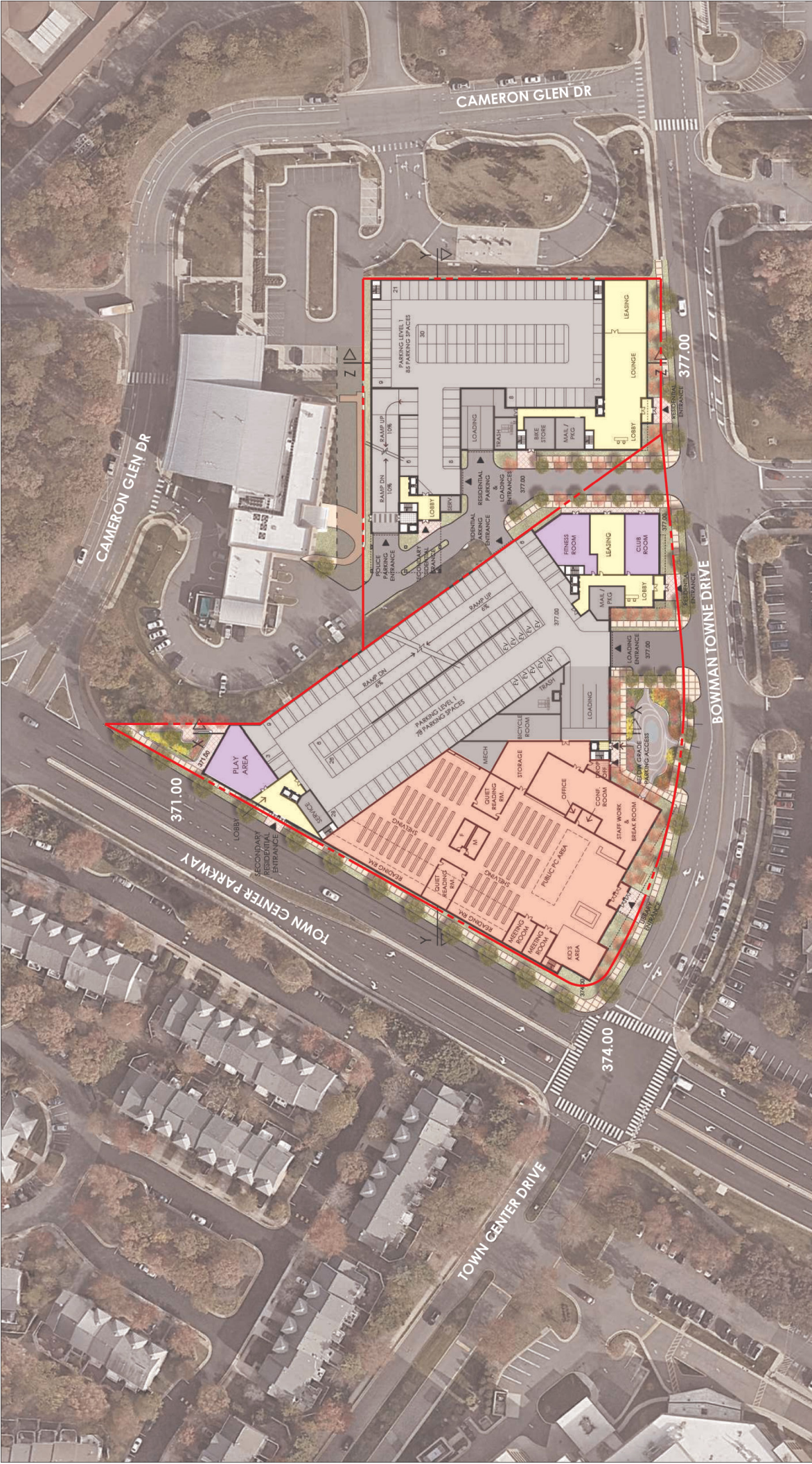
A-4.0

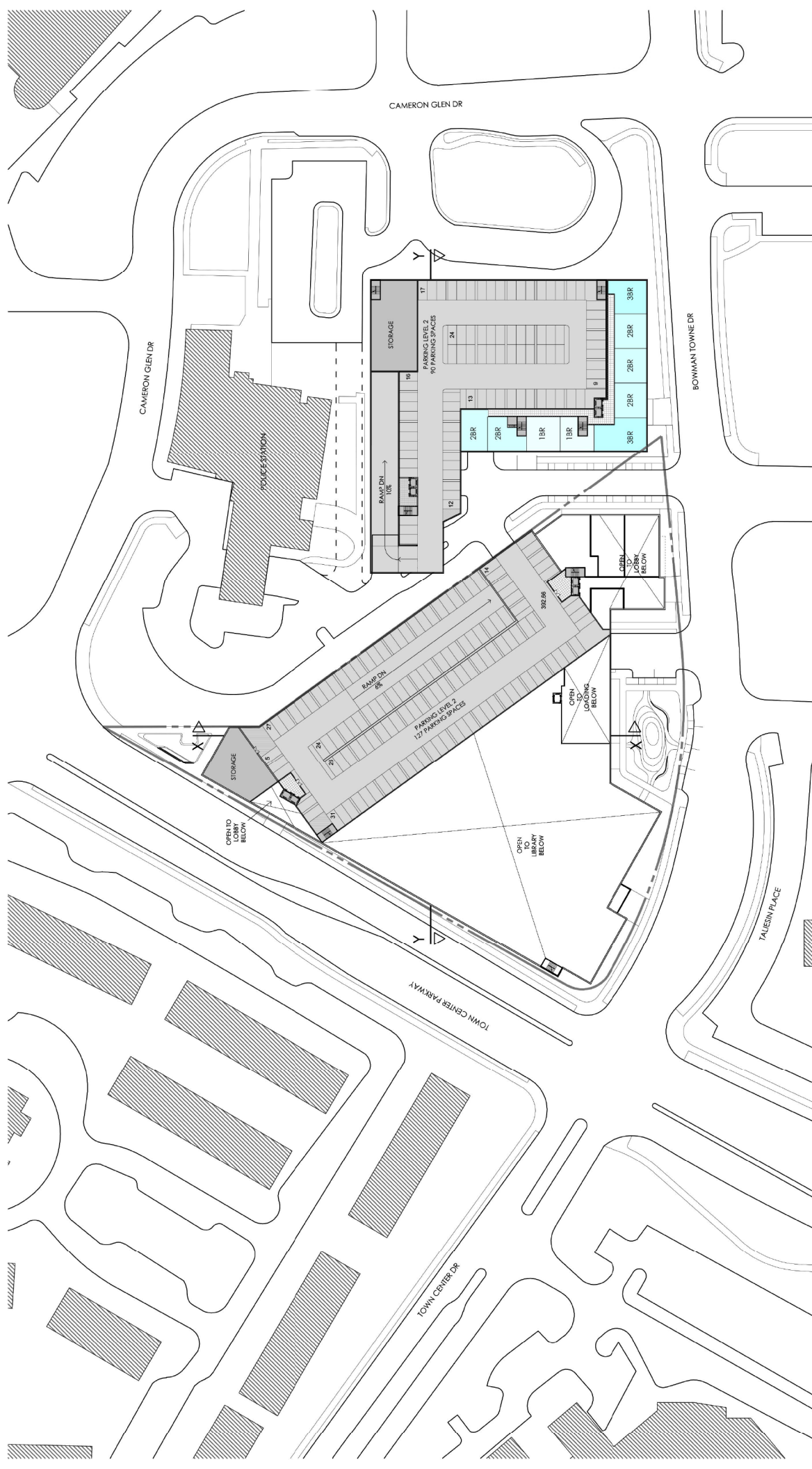
Exhibit A-11

SITE PLAN

1800 BOWMAN TOWNE COURT , RESTON , VIRGINIA

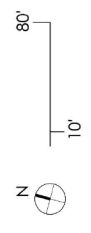






A-6.0

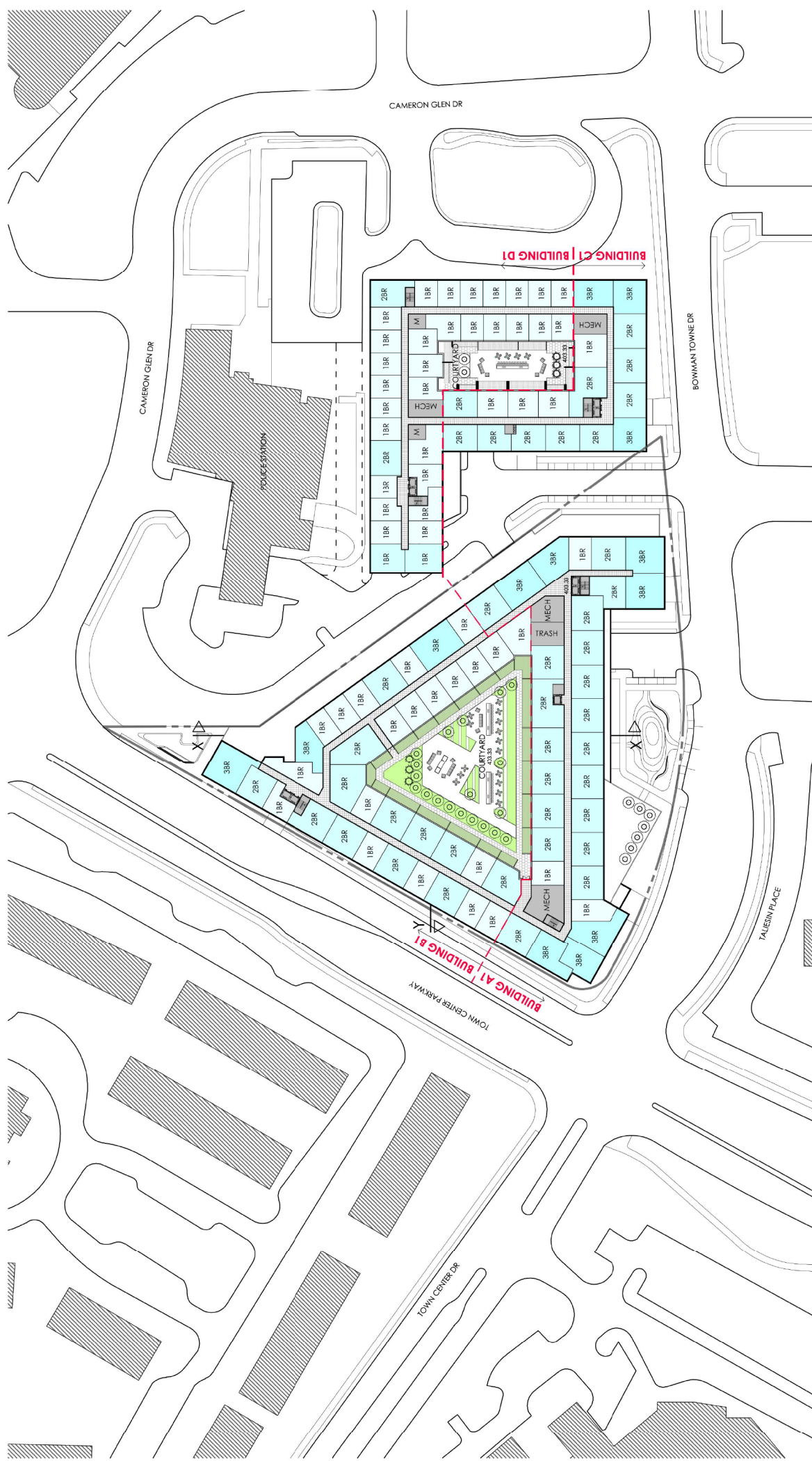
10/28/2021



LEVEL 2 PLAN

1800 BOWMAN TOWNE COURT , RESTON , VIRGINIA





A-7.0

10/28/2021

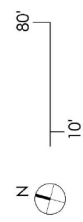
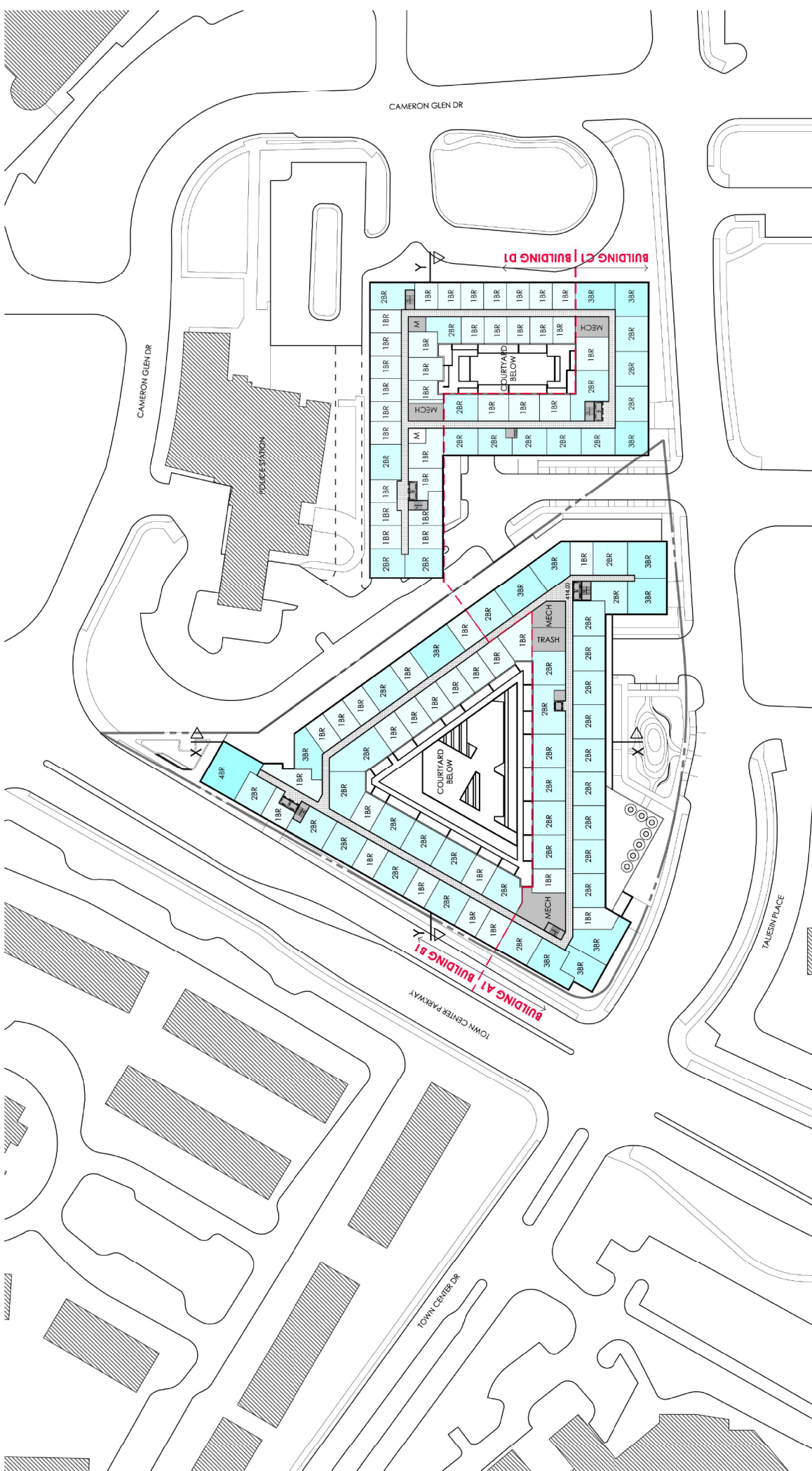


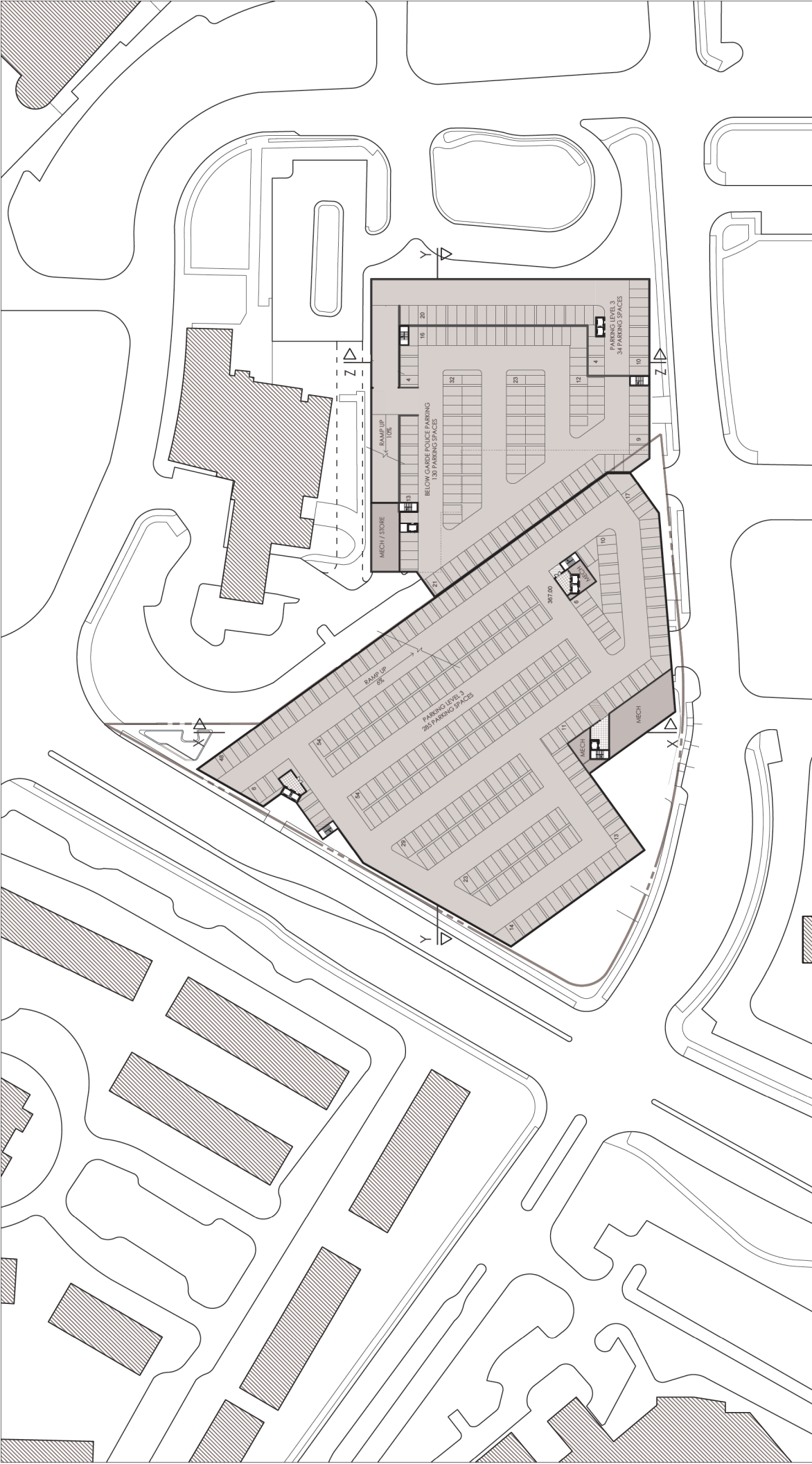
LEVEL 3 PLAN

1800 BOWMAN TOWNE COURT, RESTON, VIRGINIA



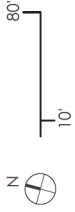
08/24/21





OPTION 1 : BASEMENT LEVEL 1 PLAN

1800 BOWMAN TOWNE COURT , RESTON , VIRGINIA

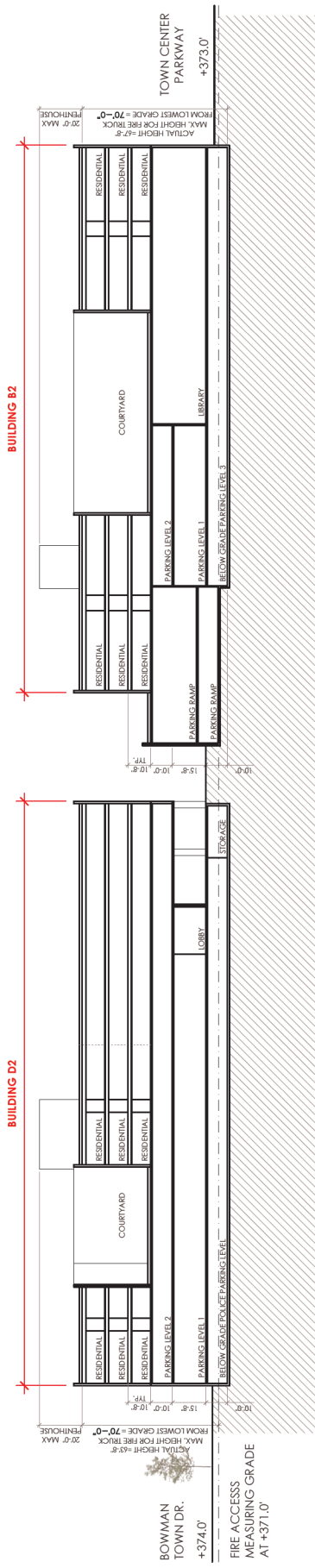


A-10.0

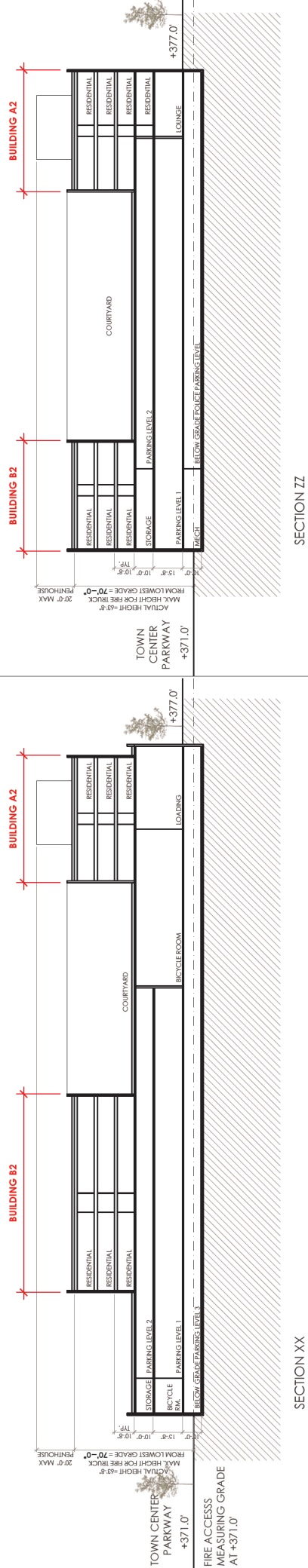
10/28/2021

Exhibit A-16





SECTION YY



SECTION XX

SECTION ZZ



OPTION 2 : SECTIONS

1800 BOWMAN TOWNE COURT , RESTON , VIRGINIA

A-10.0



Exhibit A-17

Exhibit B

Per § 56-575.4(G) of the PPEA we request that the following Pages B-1 through B-16 in this Exhibit B attachment to the May 16, 2022, Addendum to Foulger-Pratt's Unsolicited Proposal for the Bowman Towne Court Redevelopment be exempted from FOIA and not shared publicly. The information contains trade secrets and financial information of Foulger-Pratt that is not generally available to the public.

Exhibit C



BACKGROUND AND MISSION

Hope Multiplied is a purpose driven organization established in 2012 that seeks to joyfully meet the physical, emotional, social, and relational needs of the local community in the DC Metro area. We seek to make a greater impact by inspiring and equipping passionate people to use their unique gifts, talents, and abilities to meet more needs of our community by serving together. Every season, community, family and individual is different - as are their needs. We take the time to assess the real need behind each sorrow or life hurdle and how HOPE can best make a lasting impact on that child, teen or adult to give them foundational hope and to transform communities one individual at a time.

At our core, we serve at-risk children, their families, and the homeless in our communities through unique programs designed by trained experts to solve the very specific and real needs. When we serve at HOPE, we do so expecting and desiring nothing in return. It is our joy to serve those in need and the smiles and comfort on their faces are the rewards that we seek. In our cynical world with many skeptical of good work, we will always seek to love and serve unconditionally those in need.

PROGRAMS

Our programs aim to touch all aspects of the DC Metro area, from at-risk children, health, community building and development, and leadership in order to provide holistic solutions and a multigenerational approach to creating change.

- **Hope Mentor Program** – A mentoring program for at-risk elementary school children in four schools in Arlington, VA which fosters positive relationships for these children for the full duration of a school year.
- **Read Aloud Program** - Connects passionate volunteers with struggling readers in elementary schools throughout DC area to help students strengthen their literacy skills, build confidence, and discover a passion for reading.
- **Love Your City** – A monthly day of service for the homeless community in DC providing essential services and community building through unique events such as barbecue outings, gardening days, financial literacy and job training seminars, etc.
- **Healthy Start** – our solution to increase food security and reduce hunger in low resource neighborhoods which provides weekly healthy, organic, nutritious meals to over 150 children throughout the school year.
- **Hope Mobile Health Clinic** – A fully functioning pediatric mobile health clinic based in Anacostia which provides access to healthcare and comprehensive services for underserved children.
- **Emerging Leaders** – A comprehensive, three-year professional development entrepreneurship program at multiple KIPP Public Charter Schools in Wards 7 & 8 that puts students on a path toward economic security and social influence through exposure and real-world engagement and experience.

STATS

As a 90% volunteer run organization, we take great pride in putting every dollar donated to our organization back into the service field to create and maintain the best services we can provide for those in need. We invest a significant amount in the over 300 active volunteers in our organization, the majority of which are local college students and young professionals who bring a passion and dedication to live lives beyond themselves.

- 350+ at-risk children mentored through our mentoring programs
- 36,000 meals served to over 100 children in our Healthy Start Program each year
- 2,500+ meals and hygiene kits passed out yearly through our Love Your City events
- 2,000+ patients served through our Hope Mobile Health Clinic in 2021

We believe in strength in numbers, which is why we are proud to partner with amazing organizations and businesses that share our mission and vision for transformation in our local community, including:

- Arlington County Public Schools
- KIPP Public Charter Schools
- Mobile Hope
- Children's National Medical Center
- Foulger Pratt
- Thorsen Construction
- Living Matters Group



**SUPPORTIVE SERVICES PLAN FOR BOWMAN TOWNE
COURT PROJECT PREPARED BY HOPE MULTIPLIED**

Hope Multiplied proposes to provide a multigenerational approach to program support for all households at Benning Road through a myriad of onsite programming services that includes: education and mentoring opportunities, play therapy for children, entrepreneurial development for youth, employment and workforce training for adults, mental and physical health services and community connections events and opportunities. Our model of service aims to connect residents with the highest quality social, educational, and employment services thus creating a holistic environment where families' unique needs are met and can thrive and achieve long-term housing stability.

Resident services will be conducted in common community spaces, which would ideally include a community lounges and rooms designed specifically for children and teens. Activities and workshops are advertised through a monthly calendar, which is distributed to each resident. Additionally, residents receive regular communication through flyers, phone calls, door to door messaging, and email, so that they may be informed of various on-site and off-site opportunities. Services provided to the residents at Benning Road will be tailored to their needs, as informed by an annual needs assessment and by regular resident input.

Our team will provide on-site programming that specifically targets children, youth, and adults in five main areas: 1) **Mentoring and Tutoring** 2) **Health and Wellness** 3) **Entrepreneurship for Youth** 4) **Employment Services** 5) **Community Building**. Programming related to mentoring and tutoring will be provided on a weekly basis while connecting passionate volunteers to mentorship opportunities with children and teens to create positive influences for the duration of the year. Health and wellness programming, as well as employment services and community building events will be held monthly throughout the year and will include various workshops, boot camps, health screenings, community days and events on a regular basis. We will also partner with other area community-based organizations to provide some of these on-site activities.

On-site programs will be available to all residents, provided at no cost to the resident and will be advertised via a regular calendar, flyer or other communications. Below are the various programs that will serve each population of resident in each of the target areas listed above:

Children and Youth: We will invest in several programs for the children and youth residents in order to provide a holistic, foundational wellbeing to their time in our community through the implementation of the following programs:

- **Mentoring Program** – an opportunity to match up passionate volunteers with children and youth in need to foster positive relationships and role models for the duration of a school year and potentially beyond.
- **Read Aloud Program** - connecting passionate volunteers with struggling readers to help students strengthen their literacy skills, build confidence, and discover a passion for reading.
- **Playtime Program** – program designed to stimulate children's minds and creativity through play-based therapy opportunities and activities in a safe, caring environment
- **Social Entrepreneurship Program** - giving underrepresented youth the career connections and entrepreneurial skills to prepare them to be leaders in their communities and the professions of their choosing through career exposure and professional development opportunities.

Adults: Through this multigenerational approach to resident services, we will invest in creating programming which provides essential education to adults to help provide support and skills which will allow them to break through the systemic challenges they face and overcome them in the long run. Programs such as:

- **Financial Literacy Classes:** provide financial education to promote effective money management skills, encourage banking/savings, and assist families with attaining short- and long-term financial goals. Services include collaboration with various organizations and one-on-one support for residents.
- **Job Training:** Hands on job training from a wide variety of professionals and experts in various fields to provide real world experience and practical tools for future careers.



-
- **Resume Workshops:** On-site events and programming geared towards helping residents enhance their resumes and tailor them towards specific job opportunities
 - **Leadership Development:** Regular seminars and events geared towards developing foundational leadership skills and qualities such as honesty and integrity, commitment and passion, effective communication skills, decision making capabilities, accountability, creativity and innovation, etc.

Families and Community Development: Lastly, all of our resident services will aim to create intentional community bonds between residents and strengthen the community wide engagement on the property and beyond. These opportunities will also allow us to focus on the overall health and wellness of our residents and families.

- **Health Screenings:** Through the use of our mobile health clinic and in partnership with Children's National Medical Center, we will create regular events for residents to receive basic health screenings on our mobile unit, as well as receive education and health-related resources.
- **Gardening and Healthy Produce:** We will create a sustainable on-site garden which can produce healthy produce for residents, which will be distributed on a regular basis to promote healthy eating and cooking.
- **Community Enrichment Celebrations:** Our team will facilitate property-wide events on a quarterly basis, in order to foster a sense of community pride and cohesion among residents. Celebrations will include kids' activities, barbecues, and special themed events throughout the year.

Per § 56-575.4(G) of the PPEA we request that the "Program Budget" section set forth on Page C-003 in this Exhibit C attachment to the May 16, 2022, Addendum to Foulger-Pratt's Unsolicited Proposal for the Bowman Towne Court Redevelopment be exempted from FOIA and not shared publicly. The information contains trade secrets and financial information of Hope Multiplied that is not generally available to the public.

80 M St. SE Washington, DC 20003 • 571.445.4673

Info@HopeMultiplied.org • www.HopeMultiplied.org